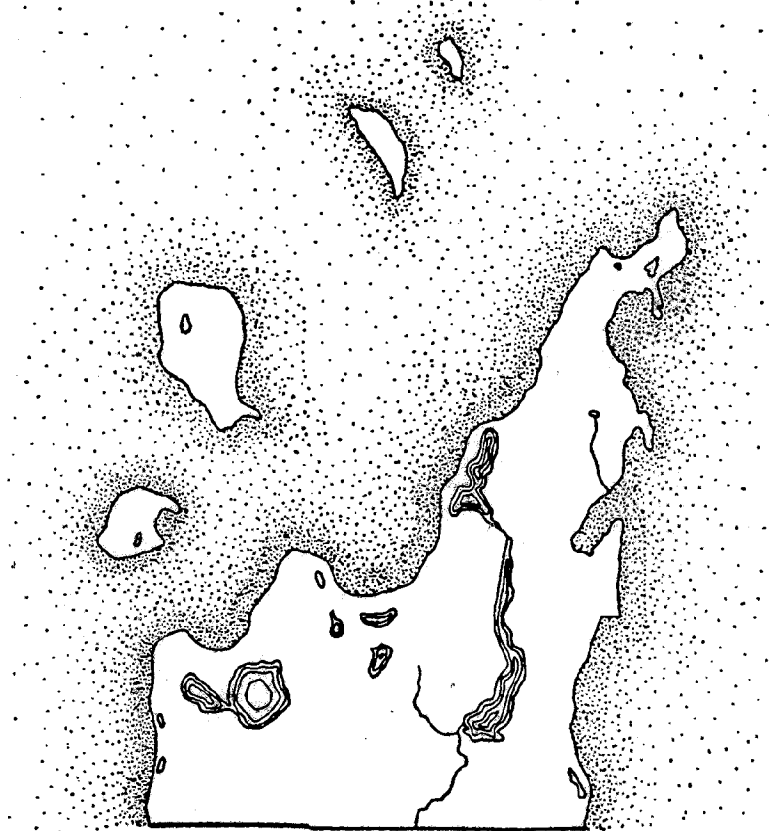


RESULTS OF THE LEELANAU COUNTY GROWTH MANAGEMENT FORUMS

February 12 - 22, 1990

Growth Management Plan Working Paper #1



Prepared by the
Leelanau County Planning Department
March 26, 1990



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"When you have no experience, you don't know what can't be done"

- Jeffre Silverman

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LEELANAU COUNTY GROWTH MANAGEMENT FORUMS
COMPREHENSIVE PLAN WORKING PAPER NUMBER ONE

Table of Contents

Leelanau County Board of Commissioners.....	iii
Leelanau County Planning Commission.....	iii
Leelanau County Comprehensive Development Plan Citizen Advisory Committee.....	iii
Leelanau County Comprehensive Development Plan Project Staff.....	iv
Introduction.....	1
Analytical Approach.....	5
Executive Summary.....	6
Forum Results.....	10
How is Leelanau County Changing as a Result of Growth?.....	10
Where are Growth Changes Taking Place in Leelanau County?.....	15
What Problems are Associated with this New Growth?.....	18
Where are these Problems Located?.....	23
What are the Causes of these Problems?.....	27
Why are You Concerned?.....	31
Conclusions.....	36
Appendix One - Leelanau County Comprehensive Development Plan Citizen Advisory Committee Trend Analysis.....	38
Economic Base.....	39
Transportation.....	40
Natural Resources.....	41
Solid Waste Management.....	42
Water and Waste Water.....	43
Community Facilities and Services.....	44
Intergovernmental Relations.....	45
Recreation.....	46
Housing.....	47
Land Use Planning / Regulation.....	48

Table of Contents (Cont'd.)

Appendix Two - Raw Data.....	49
Combined Participant List.....	50
Business and Industry Forum.....	53
Environmental Interests.....	56
Agricultural Interests.....	60
Local Government Officials.....	64
General Public.....	68
Senior Citizens	
Lake Leelanau.....	72
Cedar - Maple City.....	75
Suttons Bay.....	78
Empire.....	81
Northport.....	84

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INTRODUCTION

This document is the first of a series of working papers prepared by Leelanau County staff members as part of the process to update/revise the Leelanau County Comprehensive Development Plan. Working Paper Number One summarizes and provides an analysis of a series of ten (10) Growth Management Forums conducted throughout Leelanau County on December 1, 1989 and during the month of February, 1990. The guiding objective of Phase I of the Leelanau County Comprehensive Development Plan update/revision process is the identification of what has been termed the **"best choice growth management approach"** for Leelanau County.

This working paper is intended to provide a partial basis for discussion by the Citizens Advisory Committee (CAC), the Leelanau County Planning Commission and the Leelanau County Board of Commissioners as they investigate, discuss and deliberate upon growth management issues in Leelanau County.

The Growth Management Forums can best be understood when placed in the perspective of the overall comprehensive plan update project. In Phase I the county is seeking to develop the **"best choice growth management process"**. The methodology which will be used to achieve definition of the "best choice process" will consist of three (3) major efforts. These efforts include citizen participation, identification of state-of-the-art planning/growth management technologies, and review of statutory/constitutional framework for growth management in the State of Michigan.

The first major effort in Phase I will be an intense initiative in the area of citizen participation. The citizen participation process will endeavor to identify a broad spectrum of thoughts, opinions, aspirations and fears of Leelanau County citizens pertaining to the development process. Citizen participation will be solicited through three (3) primary vehicles.

- 1) **Citizens Advisory Committee** - a Planning Commission / County Board subcommittee comprised of more than 30 citizens broadly representative of the geographic and functional interest of the county.
- 2) **Growth Management Forums** - a series of public meetings which will involve systematic querying of identifiable interest groups in the county.

- 3) **Public Opinion Survey** - an independently conducted, scientific, random sample survey of county citizens on a broad spectrum of development issues, problems and opportunities. A corollary public opinion survey of local elected officials and appointed planning officials will also be conducted as part of the public opinion survey process.

The second major effort in Phase I will be identification of the state-of-the-art of local government planning/growth management techniques. This aspect of Phase I will involve research by county staff members into successful/replicable planning/growth management efforts from around the state and nation. Principally, this task will be accomplished by working with the American Planning Association (APA) and the Michigan Society of Planning Officials (MSPO). It will also consist of interactions between county staff and the CAC with suitably qualified technical advisors. The primary "outside expert" consulted throughout this project will be Mark A. Wyckoff, AICP, President of the Planning and Zoning Center and publisher of Planning and Zoning News. Mark is well respected throughout Michigan and the nation as a serious, capable and innovative practitioner of successful growth management at the local level. Mark will provide technical assistance to the overall project and will specifically interact with County staff and the CAC on the topic of state-of-the-art planning in Michigan.

A third major effort in Phase I will consist of a thorough review of the statutory and constitutional framework for growth management in the state of Michigan. The end product of this effort will be a carefully determined definition for the CAC, the Leelanau County Planning Commission, and the Board of Commissioners outlining the provisions of the various laws concerning growth management in the State of Michigan. In effect, this effort is an inventory of the growth management techniques and measures legally available to the county and local governments in Leelanau County. Principle advisors in this process will be Gerald A. Fisher and Mark A. Wyckoff. Mr. Fisher is an attorney with the firm Kohl, Secrest, Wardle, Lynch, Clark and Hampton of Farmington Hills and has an active practice in growth management issues. He is currently working with a coalition of local governments in Oakland County who are intent upon developing a workable approach to growth management in that rapidly growing county. Mr. Fisher's effort with the local governments in Oakland County (and possibly Leelanau County) may also result in some specific proposals for legislative reform in the State of Michigan.

In the end, when the three (3) major efforts described above have been completed and the results are compiled and analyzed, the CAC will be tasked with formulating findings and recommendations to the Planning Commission and the Board of Commissioners for the "best choice growth management process" for Leelanau County.

Implicit in the charge to the CAC to develop a best choice growth management approach is that such an approach be, in the first instance, an intergovernmental approach. This conclusion is drawn in recognition of the fact that, at present, there are fifteen (15) units of government engaged in growth management activities (i.e. planning, zoning, development regulation, etc.) in Leelanau County. The governmental units include eleven (11) townships, three (3) villages, and one (1) county. The recent annexation of part of Elmwood Township to the City of Traverse City will result in a sixteenth (16th) unit of government independently attempting to manage growth within the boundaries of Leelanau County. An axiom of the comprehensive plan update/revision process is that a sound and consistent approach supported by all local governments within the county, each with well defined roles and responsibilities, is the optimum approach to growth management.

At the end of Phase I, the work program adopted by the Planning Commission and Board of Commissioners calls for a "Go/ No Go" decision. To make that decision more explicit, the Go/ No Go decision is really a decision as to the feasibility of implementation of an overall intergovernmental approach to growth management. The Go/ No Go decision is proposed to be based on a growth management process which is formally acceptable to 80% or more of the local governments in the county. This acceptance is proposed to be evidenced by a signed agreement, which is binding upon all signatories, as to the approach to be used for growth management. However, in the event it proves impossible to develop and secure formal acceptance of such a process, then, at the end of Phase I, the county will be faced with the necessity of determining how best to approach the area of growth management solely from a county policy basis.

What is a Growth Management Forum? A Growth Management Forum, within the context of Phase I of the Leelanau County Comprehensive Development Plan update/revision process, is a citizen participation meeting of approximately 2 1/2 hours duration. The meetings were publicly advertised and used a standard format to facilitate comparison of responses. The growth management forums were open to the general public but were specifically targeted to a number of identifiable major interest groups in the county. The growth management forums were conducted by county personnel and guest facilitators. The forums were co-sponsored by an organization related to the target interest group for the particular forum to further encourage participation. In all, 10 forums were held as follows:

- . Business and Industry - Co-Sponsored by the Chamber of Commerce, facilitated by George McKay, former Executive Director of the Chamber of Commerce
February 12, 1990, Leland Volunteer Fire Department

- . Environmental Interests - Co-Sponsored by Northern Michigan Environmental Action Council, facilitated by Mark Breederland, Environmental Programs Coordinator, Northwest Michigan Council Of Governments.
February 14, 1990, Empire Town Hall
- . Agriculture - Co-Sponsored by the Leelanau County Cooperative Extension Service, facilitated by James Bardenhagen, Co-operative Extension Director
February 19, 1990, Elmwood Township Center
- . Local Government - Co-Sponsored by the Leelanau County Chapter of the Michigan Townships Association (MTA), facilitated by Elaine Wood, Deputy Director of Northwest Michigan Council of Governments
February 20, 1990, Bingham Schoolhouse
- . General Public - Co-Sponsored by the Leelanau Conservancy, facilitated by Brian Price, Manager Leelanau Conservancy
February 21, 1990, Omena Fire Hall

In addition, five (5) "mini-forums" were held at regular senior citizen meeting events throughout Leelanau County. These "mini-forums", co-sponsored by the Leelanau County Commission on Aging and facilitated by county staff, were held as follows:

- . Lake Leelanau Fire Department Hall
February 12, 1990
- . Cedar/Maple City Lions Club
February 14, 1990
- . Suttons Bay Fire Department Hall
February 16, 1990
- . Empire Township Hall
February 20, 1990
- . Trinity Lutheran Church-Northport
February 22, 1990

A standard format was utilized for each forum. This format culminated in citizen identification of a number of aspects in a wide range of growth related issues concerning Leelanau County. The agenda for each forum was designed to assure at least a minimum common information base concerning development trends in Leelanau County. The agenda also included a brief explanation of the overall comprehensive plan update process, a training video aimed at stimulating creative brainstorming about the future,¹ and a

¹ The video was not presented at the "mini-forums".

series of specific items of information concerning current growth trends and growth management policies currently in place in the County. As stated earlier, the final aspect of the forum was a group participation process using a standard battery of questions. These questions were based on an analytical approach utilized by Mark A. Wyckoff, technical advisor, during the initial "kick-off seminar" conducted by the CAC at the initiation of Phase I of the comprehensive plan update process.

ANALYTICAL APPROACH

It is acknowledged at the outset that there is some art and some science involved in every attempt by a group of citizens or a community to create its future. The analytical approach used for the Leelanau County Growth Management Forums is more descriptive and qualitative than quantitative. Value judgements have been made throughout the process both by the citizens who participated in the Growth Management Forums and by the staff people establishing and implementing the analytical approach. It is acknowledged that it is certainly possible that one's "point-of-view" may influence the conclusions drawn from the Growth Management Forums conducted in Leelanau County. For this reason, in addition to the brief analysis contained in the main body of this report, the "raw information" collected at each Growth Management Forum is included in the appendices to this document. Inclusion of the raw information will facilitate independent review by a reader wishing to validate his/her own perceptions as to the conclusions drawn in the analytical section.

A preliminary draft of this working paper was presented to the CAC at their February 26, 1990 meeting. Members of the CAC were broken into subgroups and assigned to one of ten (10) "functional areas". Each group was asked to identify trends in their functional areas based on the data collected at the Growth Management Forums. The CAC's conclusions are included in the appendices of this document. The functional areas assigned to the CAC were economic base, transportation, natural resources, solid waste management, water and waste water, community facilities and services, intergovernmental relations, recreation, housing, and land use planning/regulation.

EXECUTIVE SUMMARY

In June, 1989 Leelanau County officially began a project designed to revise its outdated Comprehensive Development Plan. County officials agree the Plan currently in effect, adopted in 1975, does not provide adequate guidance for today's decisions. During the past several years development-related controversies have flared in virtually all areas of the County. County officials and an increasing number of permanent and seasonal residents believe those controversies are due, in part, to the lack of an overall "plan" or system for dealing with the management of the growth that is occurring. The County's popularity and desirable location are contributing to the problem. Increasing population and inadequately directed growth have great potential to exert significant pressure on the "quality of life" which has historically been Leelanau County's hallmark.

When considering this essential planning project, County leaders saw an opportunity to approach comprehensive planning in a unique way. The traditional approach to community planning assumes an internal effort by the responsible governing agency. Generally speaking, this approach often means less risk, less chance for criticism and opposition from administrators or elected officials. As stated in the text Taking Charge: How Communities are Planning their Futures, the newer, more open approaches (such as that being undertaken in Leelanau County) bring to the planning effort the combined resources of the community - both public and private. These strategies require new management approaches and techniques. Progress is made by consensus rather than by directive. Those involved in managing the project master new methods of leadership, taking risks by giving up some traditional control but increasing the likelihood of positive community support and benefit.

Ideally, this technique would involve all of the local units of government in the County in a consistent, integrated approach to growth management. The County leaders steering this effort believe the best way to accomplish this goal is to involve as many County citizens as possible in the actual thinking process.

Involving people in the planning process means acknowledging that everyone has something of value to contribute. This system seeks to avoid setting up citizens, developers, environmentalists, or local governments as "the enemy". Recognition of this fundamental can change the dynamics of growth management from "us against them" to "we're all in this together".

Those involved in planning realize a successful community planning program does not simply "happen". Project supporters must develop an understanding of growth policies as they currently exist. They must also be willing to communicate their concerns and ideas, work with anyone else officially or unofficially associated with the plan, and be willing to develop an understanding with fellow citizens regarding issues of conflict.

With all of these points in mind, Leelanau County co-sponsored a series of "Growth Management Forums". The Forums, held on December 1, 1989 and February 12 through 21, 1990, focussed on current growth management policies and citizen opinions concerning the future of the County. Though all sessions were open to the public, each concentrated on the opinions of a particular group of citizens. Several organizations committed to co-sponsoring these forums in an attempt to maximize public participation. The groups involved included the Leelanau County Chamber of Commerce, the Grand Traverse Band of Ottawa and Chippewa Indians, Northern Michigan Environmental Action Council (NMEAC), the Leelanau County Cooperative Extension Service, the Leelanau County Chapter of the Michigan Townships Association, the Leelanau Conservancy, and the Leelanau County Commission on Aging.

A series of six (6) questions were asked of Forum participants. These questions were based on an analytical approach utilized by Mark A. Wyckoff, technical advisor, during the initial "kick-off seminar" conducted by the CAC at the initiation of Phase I of the comprehensive plan update process. Those questions are as follows:

- Is Leelanau County changing as a result of growth? If yes, how?
- Where are growth changes taking place in Leelanau County?
- Are there problems associated with this new growth? If yes, what are they?
- Where are these problems associated with growth located?
- What are the causes of these problems?
- Are you concerned? If yes, Why?

The responses to these questions were recorded on transparencies as they were received and were projected onto a wide screen. Those responses and the analysis that followed are the subject of Working Paper Number One.

Participation in the Forums was exceptional. A total of 269 individuals chose to partake in this unique event with many individuals choosing to attend more than one Forum. Many trends

became clear through this process. In analyzing these trends, the following conclusions can be drawn:

- Many Leelanau County citizens from all walks of life, public and private, feel that Leelanau County is changing as a result of growth.
- Although growth related changes are wide spread geographically and uneven in impact, definable areas in the county are under perceptively greater development pressure, i.e. a) unique natural features-water frontage, view amenity areas, etc. b) arterial transportation corridors c) areas proximate to Traverse City.
- Many problems are perceived to be associated with this new growth and the problem areas can be identified both geographically and functionally.
- The causes of many of the perceived problems are identifiable. Some of the problems are susceptible to local initiatives directed at the underlying causes. Other problems have causes beyond the borders of the County of Leelanau and thus, only the local manifestations of the problem, i.e. symptoms can be dealt with locally.
- Many county citizens and property owners are highly concerned about the problems they perceive to be associated with changes in the county as a result of growth.
- Opportunity exists for sound, carefully designed growth management initiatives by local government in Leelanau County. Care and caution must be exercised in such initiatives, as by most indicators local government (County, Townships, Villages) performance to date is not impressive. The credibility of local governments as growth managers is an issue. Diverse viewpoints, powerful market forces and a history of functionally/legally fragmented efforts mitigate against the creation and sustained implementation of a coherent growth management approach.

- In all probability the only factor which can guarantee the long term success of a growth management policy is a well informed and highly activist citizenry which demands nothing less of its local officials.

The compiled results of the entire series of Growth Management Forums will be utilized by the Leelanau County Comprehensive Development Plan Citizens Advisory Committee in formulating its "best choice" growth management approach to be presented to the County Planning Commission and Board of Commissioners.

HOW IS LEELANAU COUNTY CHANGING AS A RESULT OF GROWTH?

There was unanimous agreement among all Growth Management Forum participants that Leelanau County was, in fact, changing as a result of growth. This fact came as a surprise to no one. Public perception of how the County is changing is important in that responses offer insight as to what the most visible changes in the County are. These changes could be classified as "high-profile" in terms of their visibility.

Responses to the question of "how" the County is changing were varied, however they can be grouped into eleven (11) "frequency categories". In descending order, the most frequent response categories were:

1. Traffic Concerns
2. Pollution Issues
3. Increasing Population
4. Building Issues
5. Increasing Tax Rates
6. Service Levels
7. Agricultural Issues
8. Employment Issues
9. (tie) Affordable Housing Availability
Crime Increases
Increased Commercialization
10. Environmental Conditions
11. Other

Further examination of the frequency categories offers the following analysis.

1. Traffic Concerns

National trends indicate it is common to have the traffic category appear at or toward the "top of the list" when considering the need for modified growth management practices, and Leelanau County is no exception. Traffic issues were listed among the top five (5) responses in seven (7) of the ten (10) Growth Management Forums.

The "traffic concerns" category includes all issues related to "traffic". The number of vehicles using Leelanau County roads was the common concern of the participants, however road

conditions and increasing conflicts between motorized and non-motorized transportation modes were also mentioned. Specifically, competition between cars and bicyclists was expressed (environmental interests) as was increasing conflict between cars and pedestrians (general public).

2. Pollution Issues

Though general pollution was cited as a way the County was changing at many of the forums, water pollution and water contamination concerns were listed most frequently. The former Leelanau County Landfill was specifically referred to as a contamination source, although it was generally recognized that all forms of groundwater contamination were increasing. The general decline of our surface water resources, mostly through "overuse" of the County's lakes, was also cited.

Other types of pollution, including light pollution (general public), were cited as other indicators of change.

3. Increasing Population

The increase in the County's population was listed at each forum as a major way the County has changed. The impacts of the increased population on school districts was commonly discussed, as was the substantial increase in tourists in recent years. The number of transient (seasonal) residents and impact of their numbers was briefly discussed as well, (environmental concerns forum)

4. Building Issues

Overall building in Leelanau County was offered as an indicator of change at the forums. Such building patterns as "strip development" (environmental concerns, senior citizens), "waterfront development" (environmental concerns), "subdivisions" (general public), and "resort and retirement building" (senior citizens) were discussed. The local government forum saw the increased use of pole buildings mentioned as a growth-related change. Local government and environmental concern participants agreed that condominium development also represents a significant change in building pattern.

5. Increasing Tax Rates

Although this was a frequently mentioned category, tax issues were not indicated as a type of change at the local government forum, environmental concerns forum, or at two (2) of the senior citizen forums. Actual dollars paid in local taxes and increasing property assessments were the most common topics cited. Comparatively less government-sponsored services per tax dollar was a common concern among participants. This topic will be more fully addressed in the succeeding paragraph.

6. Service Levels

Though one senior citizen forum (Suttons Bay) and the local government forum did not list this subject area as a way the County was changing, there is no doubt it is on the mind of many citizens. Expectations of government was frequently discussed among participants in that many who visit Leelanau County or are new residents assume "big city" types of services are available in the County. Impacts on volunteer fire and rescue, the apparent need for sewer service, and the costs of all these services were topics most often discussed.

7. Agricultural Issues

The continuing loss of agricultural land was indicated as a major change in County appearance by those participating in forums targeted at business and industry, environmental concerns, agricultural interests, and senior citizens. Many participating in the agricultural interests forum also cited increasing conflicts between residential uses and agricultural uses as a way the county was changing.

8. Employment Issues

Senior citizens commonly cited the lack of jobs as a way the County has changed. Young people leaving the County was mentioned as a direct result of this change. The remaining jobs, according to many of the senior citizen participants, are low paying and do not provide enough income for the average family. The change in the type of jobs available was discussed at the senior citizen and environmental interest forums. The shift to low-paying "tourism-related" jobs was the common tie.

9. (tie) Affordable Housing Availability
Crime Increases
Increased Commercialization

Affordable Housing Availability

Senior citizen participants frequently talked about this issue. Specifically, the lack of and need for senior citizen housing was discussed. Overall housing needs of county residents was often cited when discussing low-paying jobs, indicating a citizen awareness of how the two subjects are interrelated.

Crime Increases

Citizens attending the business and industry, environmental interests, and senior citizen sessions agreed the increase in crime and drug use were areas of change in the County.

Increased Commercialization

Increased commercialization of the County, particularly where resorts (Sugarloaf, Homestead, etc.) and the Sleeping Bear Dunes National Lakeshore are concerned, is causing change in the County according to those attending the environmental interest, local government, and senior citizen forums. The general public session indicated parking problems resulting from commercialization were also an issue.

10. Environmental Conditions

Environmental changes exclusive of those directly tied to water were cited by those attending the environmental concern and senior citizen sessions. Pressures on the environment were specifically mentioned as was the decline in aesthetics. Decline in Wetland acreage was also mentioned at these sessions.

11. Other

Other noted changes in the County included:

- Increase in solid waste (agricultural interests, senior citizens)
- Increase in conflicts and hostilities between those favoring development and those opposed to it (environmental

- interests, general public)
- Declining amount of land "available" to the general public (general public, senior citizens)
- Increase in recreational attractiveness (environmental interests, senior citizens)
- Decrease in open space (general public)
- Cost of living increases (senior citizens)
- Total number of golf courses (senior citizens)

WHERE ARE GROWTH CHANGES TAKING PLACE IN LEELANAU COUNTY?

When responding to the question of where growth changes were taking place, the forum participants cited many common places. The most common are grouped into the five (5) "frequency categories" listed below. The sixth category lists those responses least frequently given. In descending order, the most frequent response categories were:

1. (tie) Villages (non-specific),
Roads
2. Lakes and lakeshores
3. (tie) View properties,
Recreation and resort areas
4. (tie) Schools,
Elmwood Township
5. Multiple-family Dwellings
6. Other

Further examination of these frequency categories offers the following analysis:

1. (tie) Villages (non-specific)
Roads

Villages (non-specific)

All of the forums listed non-specific villages and the road system as places of change in Leelanau County. Peshawbestown was the only "village" specifically mentioned at more than one forum. The decline of the Cedar business district was specifically cited one time (senior citizens). The participants of the general public forum expressed concern about the business area immediately south of Suttons Bay becoming a new "village" area.

Roads

There was a great variety in specific roads mentioned as being locations of change. Many of those mentioned were unique to the location of individual forums. The M-22 corridor between

Suttons Bay and Traverse City was the most regularly mentioned stretch of roadway. In fact, every session saw it mentioned at least one time. Though not mentioned as often as M-22, the M-72 corridor through the southern tier of Leelanau County Townships was frequently mentioned.

2. Lakes and lakeshores

Running a close second to the above areas, the lakes and lakeshores were listed as changing considerably. As was the case in the prior topic areas, lake and lakeshore areas were listed at all of the forums as areas seeing changes resulting from growth.

**3. (tie) View Properties
Recreation and Resort Areas**

View Properties

Leelanau County's view property was unanimously listed as an area seeing significant growth-related change. View properties were mentioned at least one time at each forum.

Recreation and Resort Areas

The local government forum participants did not list recreation and resort areas as places where growth is taking place, but they were listed at each of the other sessions. Recreation and resort areas were defined as including both public and private recreation facilities.

**4. (tie) Schools
Elmwood Township**

Schools

Schools were identified by agricultural interests and senior citizens as having a significant amount of change, mainly in the area of total enrollment. The Northport Schools were cited as the only school experiencing a drop in enrollment. All others were said to be experiencing significant increases in enrollment.

Elmwood Township

Elmwood Township was cited as changing by those attending the business and industry, agricultural interests and senior citizen forums. Comments heard were similar to those associated with villages.

5. Multiple-family Dwellings

Primarily with regard to their increased numbers, multiple-family dwellings were listed as areas of change. The increased number of condominiums and apartments was commonly cited, especially the York Apartments at the Fort Road/M-22 intersection in Bingham Township and condominium development at the Homestead, Sugar Loaf, and the village of Suttons Bay. Multiple-family dwelling areas were listed as an area of change by those attending the business and industry, agricultural interests and senior citizen forums.

6. Other

Other places where growth changes were said to be occurring include, by forum:

- **Senior Citizens:** Farm fringe areas, golf courses, Leelanau Memorial Hospital, Leelanau Township, rural areas, and wooded areas.
- **Environmental Interests:** The islands.
- **Business and Industry:** All areas within fifteen (15) miles of Traverse City.

WHAT PROBLEMS ARE ASSOCIATED WITH THIS NEW GROWTH?

Generally speaking, participants in the growth management forums had no difficulty in listing problems associated with new growth. Similarity in some of those problems cited was surprising, however. For purposes of this analysis, the responses are grouped into ten (10) frequency categories. In descending order, the most frequent response categories were:

1. Traffic
2. Pressure on and demand for services
3. Local planning and growth control measures
4. (tie) Water issues
Taxes
5. (tie) Sewage disposal
Crime
6. (tie) Solid waste disposal
Agricultural issues
Economic Base issues
7. (tie) Affordable housing
Schools
Property access
8. (tie) Pollution problems
Lack of public meeting places
9. (tie) Hostilities and conflicts
Recreational overcrowding
10. Other

Further examination of the frequency categories offers the following analysis:

1. Traffic

Traffic, as it was with the past questions, was unanimously chosen at all forums as a problem associated with growth. Topics associated with traffic incorporated road maintenance, traffic volume, and safety concerns.

2. Pressure on and demand for services

An acute awareness of the expectations of "out-of-town" visitors and new residents was expressed. Visitors and new residents assuming the availability of services similar to

what is available in metropolitan areas was considered a serious problem associated with the growth of the county. This issue was a consensus item at all forums. The mounting pressures on the local volunteer fire and rescue squads was reported by the agricultural interests forum. General public participants cited the need for new utilities as a problem. Those attending the environmental interests forum expressed concern over the general decline in overall services provided by local governments. Finally, senior citizens expressed concerns over inadequate public transportation.

3. Local planning and growth control measures

In the context of a problem "area", local planning and growth control measures were largely said to be inadequate for the Leelanau County situation. The environmental interests forum related a lack of overall planning to this issue. The local government forum participants said the failure of zoning was a contributing factor to this problem, and those attending the general public forum indicated pressures to build outside established village areas (sprawl, leap-frogging) have contributed to this perception.

**4. (tie) Water issues
Taxes**

Water Issues

Water issues associated with growth were cited at all but the business and industry forum. Discussion centered primarily on water quality (surface and ground water) and surface water use. The pressures placed on water resources are mounting, according to forum participants.

Taxes

The agricultural interests and local government forums were the only two where tax issues were not listed as a problem associated with new growth. The continuing increase in taxes and increased property assessments were common remarks.

**5. (tie) Sewage disposal
Crime**

Sewage Disposal

The only forum where sewage disposal problems were not mentioned was the environmental interests forum. A need for adequate sewage disposal systems to deal with the growth rate being experienced in Leelanau County was a common topic of discussion among participants.

Crime

Agricultural interest and senior citizen participants each listed an increase in crime as a problem associated with growth. Jail overcrowding was said to be proof of this statement.

6. (tie) Solid waste disposal
Agricultural issues
Economic base issues
Environment and aesthetics

Solid Waste Disposal

Though mentioned only once at each forum, solid waste issues were unanimously listed as problems related to growth. The senior citizens cited the need for an increased recycling program to account for the increased population. General disposal of solid waste was reported at all other forums.

Agricultural issues

Agricultural issues were referred to by those attending the environmental interests, agricultural interests, and general public forums. Loss of agricultural lands was specified at the general public forum. The agricultural interests noted increasing conflicts between agricultural land uses and residential land uses as an immediate problem.

Economic Base

Oddly, all forums but business and industry listed the County's economic base in responding to this question. The need for better jobs, higher wages, and more industry were commonly discussed. Some attending the senior citizens forums went so far as to cite the need for more restaurants in the County.

Environment and Aesthetics

Environment and aesthetic issues were frequently acknowledged, but not unanimously. Only the business and industry, environmental interests, agricultural interests, and general public forums expressed this view. Those attending the business and industry forum made note of pressures on wildlife habitat as well.

7. (tie) Affordable housing
Schools
Property access

Affordable Housing

The lack of affordable housing was listed as an issue at the environmental interests, agricultural interests, and senior citizens forums. Senior citizens expressed primary concern over the lack of affordable senior citizen housing.

Schools

Growth impacts on local schools were referred to at all but the senior citizen forums. The primary concern here was overcrowding of school facilities.

Property Access

Forums targeted at business and industry and agricultural interests answered this question in terms of private property access. Continuing conflicts with trespassers was a common explanation. The growing population was said to be directly associated with the trespassing problem.

8. (tie) Pollution
Lack of public meeting places

Pollution

Pollution problems were given attention at the business and industry and general public forums. This discussion included all forms of pollution including air, noise, water, etc.

Lack of Public Meeting Places

The problems associated with a lack of meeting places was one unique to those attending the senior citizens forums. Concern centered around the County's lack of a "Senior Citizens Center" in contrast to surrounding counties.

9. (tie) Hostilities and conflicts
Recreational overcrowding

Hostilities

Hostilities and conflicts were mentioned at forums targeting environmental interests and the general public. Conflicts between agricultural uses and residential uses were again mentioned. Hostilities between pro-development forces and anti-development forces were also reported.

Recreational overcrowding

Overcrowding and a general lack of public recreation space was given attention at the environmental interests and senior citizens forums.

10. Other

Miscellaneous issues reported at the individual forums were as follows:

- **Business and industry:** Population densities
- **Environmental interests:** Infrastructure needs;
Decreasing quality of life
- **Local government:** Demands on local public official
including time and expertise
- **General public:** Income gap among County residents

WHERE ARE THESE GROWTH PROBLEMS LOCATED?

When responding to the question of where growth problems are located in Leelanau County, the forum participants cited many common places. This question differs in that it asks where the growth problems are located and is not associated with where the growth is. The most common are grouped into the seven (7) "frequency categories" listed below. The seventh category lists those responses least frequently given. In descending order, the most frequent response categories were:

1. Transportation System
2. Villages (non-specific)
3. (tie) Lakes and Shorelines
Local Government Organization
4. Agricultural Areas
5. Pollution
6. (tie) Schools
Traverse City Area
Housing
Townships (non-specific)
Septic and Sewer
7. Other

Further examination of these frequency categories offers the following analysis:

1. Transportation System

All of the forums listed the transportation system as an area where growth problems are located in Leelanau County. This includes all aspects of the transportation system such as road capacity, road maintenance, road shoulders, etc. The participants at the senior citizen forums also expressed concern about loading and unloading areas and insufficient space on the roads to handle the large vehicles associated with loading and unloading..

2. Villages (non-specific)

All of the forums, with the exception of the environmental interests forum, listed villages as a location for growth problems. Included in this category, though not officially "villages", include all settlements in the county.

**3. (tie) Lakes and Shorelines
Local Government Organization**

Lakes and Shorelines

It was unanimous among all the forums that the Lakes and Shoreline are sites where growth problems are located. The environmental interests forum specifically noted keyholing issues. Septic systems located near lakes were also mentioned.

Local Government Organization

The environmental interests forum listed "appointed officials responsible for zoning" as a location of growth problems. The general public forum participants cited "the inability of local government to get organized" where growth issues are concerned as a problem. The general public participants also stated "local government is concentrating on high profile projects and neglecting the rest", which in turn lessens its overall effectiveness.

4. Agricultural Areas

Most forums saw agricultural areas listed as areas where growth problems are located. The exceptions were the agricultural interests forum and the senior citizen forums. Among specific answers given in response to this question was the "decline in farmland" noted by the participants at the environmental forum. The general public forum participants listed "failure to support the agricultural industry" as an issue.

5. Pollution

The governmental forum was the only forum that listed pollution as an area where growth problems were located. This subject includes many responses listing specific types of pollution including light and noise.

6. (tie) Schools
Traverse City Area
Housing
Townships (non-specific)
Septic and Sewer

Schools

Among the five (5) responses that tied for this position was schools listed at the agricultural, governmental and senior citizens forums. Agricultural interests participants specifically listed loss of tax base to Indian Reservation and the National Park Service as a contributing factor to this problem.

Traverse City Area

The Traverse City Area was cited as a location of growth problems by the business and industry forum and also the government forum participants.

Housing

Housing was listed by the agricultural interests and general public forums. Again, the general lack of affordable housing was the center of discussion.

Townships (non-specific)

Senior citizen forum participants felt the townships were home to growth problems. No specific township stood out among the eleven.

Septic and Sewer

Among the responses offered to this question by senior citizen forum participants, the area of sewage disposal was cause for concern. Failing septic systems, especially near lakeshores, and the overall lack of sewage systems in the more populated areas were given specific attention.

7. Other

Other places where growth problems were said to be located include, by forum:

- Business and Industry: Solid Waste disposal areas
- Agricultural interests: General county; view property; tax base decline (loss to National Park Service, etc.)
- Local Government: Taxing structure
- General Public: Competing values; Cost of Living; Development Intensity; Forces external to county
- Senior Citizens: Churches; Fire and Police Protection; Leelanau Memorial Hospital; Old Settlers Park; Rural Areas; Tourist Train; Water Wells

WHAT ARE THE CAUSES OF THESE PROBLEMS?

Though sometimes difficult to recognize, the growth management forum participants were able to identify many examples perceived to be "causes" of the problems discussed in the previous section. These causes are grouped into seven (7) frequency categories. In descending order, the most frequent response categories were:

1. Local Government
2. The General Public
3. The Economy
4. (tie) Recreational Opportunities
Taxes
5. (tie) Traffic
Commercialism
Quality of Life
6. (tie) Agricultural Issues
Cost of Living
7. Other

Further examination of these frequency categories offers the following analysis:

1. Local Government

Those participating in the forums identified local government as a cause of Leelanau's growth problems. Generally, one may think of local government as the "scapegoat" for many problems, but detailed analysis of the responses indicates there is some merit in this conclusion in the eyes of forum participants.

Most comments in this area centered on local government's perceived inability to deal with growth issues. Inadequate and inconsistent zoning and zoning enforcement were consistently listed as major concerns. Lack of coordination in planning and zoning efforts and lack of county-wide goals and policies, especially where water quality is concerned, were cited as well. Waiting until problems "appeared" and crisis management were also major criticisms of local government. This was tied to local governments lack of understanding of how development occurs was a cause listed by general public participants.

Other local government issues included duplication of effort, uncertainty of roles, and state statute limitations. Local government forum participation listed inability to deal with large scale growth issues as a cause and senior citizens expressed displeasure with the lack of information provided in legal notices and the type (print) size chosen to publish legal notices. Special interests/non representation on boards/committees was listed as a basis for controlling land use decisions.

2. The General Public

Though they were hard on local government, forum participants were equally hard on themselves in their role as "general public". In another unanimous consensus, increasing population, increasing transient/tourist/seasonal population and densities and the desire to be rich (a.k.a greed) were listed as causes of problems. The public's overall lack of involvement and apathy to recognize buildout scenarios were also reported.

3. The Economy

The economy and fluctuations therein were referred to as contributing to the cause of growth problems in Leelanau County. Employment at less than desirable wages and the type of jobs being offered were commonly mentioned (local government, senior citizens). The economics of the agriculture industry were commonly mentioned at most forums as contributing factor.

**4. (tie) Recreational Opportunities
Taxes**

Recreational Opportunities

Agricultural interests and senior citizens forum participants each listed recreational opportunities as a cause of growth problems. Many people are attracted to the County's recreational facilities. Promotion of these facilities and the County in general are causing added problems. Additionally, shrinking availability of "public" recreation land was cited as a cause of problems.

Taxes

Taxes are said to be a cause of growth problems specifically when discussing increasing land values and proportionate affect on tax rates. Forum participants felt current tax

structures are causing the "common citizen" to move from the "choice" areas of Leelanau County due to this increase in property values. Participants connected this issue with the overall cost of living in the county.

5. (tie) Traffic
Commercialism
Quality of Life

Traffic

The senior citizen participants were adamant about the problems caused by traffic. Not only was the number of vehicles on County roads mentioned, but the ongoing conflicts between motorized and non-motorized transportation as well.

Commercialism

The participants at the business and industry session and senior citizen sessions saw commercialism as a cause of County problems. The "selling" of the County to attract more tourists was reported. It was noted that many groups are responsible for this effort including a number of groups outside of the county.

Quality of Life

The diminishing quality of life in Leelanau County was cited as a cause of growth problems at the environmental interests and senior citizens forums.

6. (tie) Agricultural Issues
Cost of Living

Agricultural Issues

The local government and general public forum participants listed problems associated with agriculture as a cause of growth problems in Leelanau County. Declining commodities markets for farm produce was stated to be at the root of the farmer having to sell off parcels of land to developers.

Cost of Living

Senior citizens commonly saw the cost of living in Leelanau County as a significant cause of growth problems. Many people are said to be "priced out" of the County as property assessments and home sale prices increase as was mentioned earlier.

7. Other

There were various "other" noted causes of problems in the County including, by forum:

- **Senior Citizens:** Drugs
- **Local Government:** "Big City" Paradigm
- **General Public:** External Forces, Residential Sprawl
- **Environmental Interests:** Golf Courses, Resorts, Technological Advances, Loss of Wetlands
- **Senior Citizens:** High Prices Paid for homes
- **Agricultural Interests:** Lagging Infrastructure, Residential Sprawl
- **Business and Industry:** Mobility

WHY ARE YOU CONCERNED?

Forum participants clearly and unanimously stated they were concerned about the growth issues Leelanau County is facing. Though this question provided the most response among the forum participants, ten (10) "frequency categories" became obvious during analysis. Grouped in descending order, the frequency categories are:

1. Difficulty controlling growth
2. Agriculture-related issues
3. (tie) Pollution
Environmental Concerns
4. Increasing Crime Rate
5. (tie) Economy
Traffic
6. (tie) Service Demands
Government official expertise and standards
Changing values
Costs associated with growth
7. (tie) Individual cost of living
Taxes
8. (tie) Public Health
Quality of life
Aesthetics
9. Public safety
10. Other

Further examination of the frequency categories offers the following analysis:

1. Difficulty Controlling Growth

The top concern among forum participants is the difficulty controlling the growth occurring in Leelanau County. This concern was expressed at all of the forums.

Those taking part in the local government officials forum stated there is often too little time to react to the many growth changes taking place. Further, they commented there were no community design standards to promote uniformity among the various types of development being considered.

Those attending the general public forum cited a general lack of knowledge among county citizens and government of how development occurs as a serious concern. The lack of public input on growth issues was also mentioned.

Conversely, participants in the agricultural interests forum felt current zoning is taking away some opportunities. This, according to some, should not be allowed to occur.

2. Agricultural issues

Issues related to agriculture were listed as being of concern in all but the environmental interests and general public forums. The loss of agricultural lands was most commonly cited among participants. The economics of farming, however, were of primary concern to those attending the agricultural interests forum.

3. (tie) Pollution Environmental Concerns

These two closely related categories were reported as concerns at all but the local government officials and general public forums.

Pollution

Increased levels of pollution of all types was expressed as a concern among many of the forum participants. This concern was not limited to the traditional types of pollution as light and noise pollution were also frequently mentioned.

Environmental Concerns

Correlation can be drawn between concerns over pollution and the environment. It can be concluded that polluted resources result in diminished environmental quality. Thus, the expressed concerns of decreased air and water quality is directly related to the pollution of same. The reduction in air and water quality was expressed as a concern among agricultural and environmental interests. Loss of wetlands was also expressed as a concern among agricultural interests.

4. Increasing Crime Rate

An increasing crime rate was expressed as a concern primarily among local government officials and senior citizens, however, it was liberally discussed among all

participants. The number of crimes being committed in the county was not the only concern as the types of crime being committed were often discussed. Property damage resulting from vandalism was mentioned as a specific concern. Further, some participants expressed increasing concern over the perceived increase in violent crimes.

5. (tie) Economy
Traffic

Economy

Concern over the county economy was expressed at all but the business and industry and general public forums. Environmental interests feel a more diverse economy is a necessity. Along those same lines, agricultural interests and senior citizens feel most tourist dollars are not returning to Leelanau County, but are instead being distributed outside the county. Local government officials expressed their concern over the lack of "good jobs" in the county.

Traffic

Traffic concerns, though dominate in previous sections, were mentioned here primarily by senior citizens. General road conditions and hazards occurring at various road intersections were among the specific concerns expressed.

6. (tie) Service issues
Government official expertise/standards
Changing values
Costs associated with growth

Service issues

Services offered to the public were listed as a concern by local government officials and senior citizens. Local government officials were also concerned about providing funding for services as demands increase. Some senior citizens feel better public transportation is important.

Government official expertise/standards

The lack of local official expertise was expressed as a concern among local officials themselves. They noted the variety of growth issues facing them as a primary concern. Those attending the environmental interests forum were concerned about developers with "political

connections" and questioned whether local officials were "hearing the people". The general public forum participants expressed their doubts of local government's capability of attaining stated goals.

Changing values

Public values were an expressed concern at all but the business and industry and agricultural interests forums. The environmental interest participants cited as their concerns the public's unwillingness to "share" the county and the public's diversity of attitude. The diversity of attitude point, as presented by the environmental interests, is typified by those wishing to "close the door" after they arrive and those wanting to create more jobs in the county.

The lack of general land ethics was a concern expressed by the general public participants. Local government officials expressed their concern over the loss of Leelanau County's "small town" atmosphere.

Costs associated with new growth

All but the environmental interest forum heard concerns expressed over the future costs associated with the county's growth. Infrastructure costs and services were specific concerns.

7. (tie) Individual cost of living Taxes

Individual cost of living

Senior citizens expressed their concern over the increasing cost of living in Leelanau County. Housing was again a topic of discussion in this category.

Taxes

Agricultural interests and senior citizens expressed concern over taxes. Agricultural interests expressed concern over the current taxing structure and reported their belief that farmers pay more in taxes than the average county citizen, yet demand less services.

8. (tie) **Public Health**
Quality of Life
Aesthetics

Public Health

Participants in the business and industry and environmental interest forums stated their public health concerns. Some senior citizens also expressed this concern.

Quality of Life

Quality of Life issues were of concern primarily to business and industry, local government officials, and senior citizen participants.

Aesthetics

Loss of aesthetic values in Leelanau County was a concern of environmental interest and general public forum participants.

9. **Public Safety**

Possibly related to increases in crime, the environmental interests and senior citizens cited their concern for public safety. Fire protection was specifically mentioned by some senior citizens.

10. **Other**

Other concerns less frequently expressed included, by forum:

- **Business and Industry:** Future generations
- **Local government:** Increasing property values
- **Senior citizens:** Disregard for private property; Local people bring on additional problems; Need for senior citizen centers

CONCLUSIONS

As was stated in the initial paragraphs of the section on analytical approach, art and science are both involved in attempts to "create the future". Since such an effort is not by its nature exclusively a scientifically objective process, values and opinions have significant impacts. This is appropriate. However, the influence of value and opinion complicates the process of drawing conclusions from activities such as the ten (10) Growth Management Forums.

Thus, rather than risk "overplaying" the scientific aspect of "findings and conclusions", a decision has been made to draw only the most general conclusions which seem to be well supported by the forum results. In the end, the greatest value of the forums may be the insights gained by participants and the total influence of the raw information on the individual viewpoints of the actors in the growth management decision making process, i.e: Citizen Advisory Committee members, Planning Commission members, County Commissioners and local government officials.

With the foregoing caveats in mind, the general conclusions to be drawn from the Growth Management Forums appear to be:

- Many Leelanau County citizens from all walks of life, public and private, feel that Leelanau County is changing as a result of growth.
- Although growth related changes are wide spread geographically and uneven in impact, definable areas in the county are under perceptively greater development pressure i.e.: a) unique natural features-water frontage, view amenity areas, etc. b) arterial transportation corridors c) areas proximate to Traverse City.
- Many problems are perceived to be associated with this new growth and the problem areas can be identified both geographically and functionally.
- The causes of many of the perceived problems are identifiable. Some of the problems are susceptible to local initiatives directed at the underlying causes. Other problems have causes beyond the borders of the County of Leelanau and thus, only

the local manifestations of the problem, i.e. symptoms, can be dealt with locally.

- Many county citizens and property owners are highly concerned about the problems they perceive to be associated with changes in the county as a result of growth.
- Opportunity exists for sound, carefully designed growth management initiatives by local government in Leelanau County. Care and caution must be exercised in such initiatives, as by most indicators local government (County, Townships, Villages) performance to date is not impressive. The credibility of local governments as growth managers is an issue. Diverse viewpoints, powerful market forces and a history of functionally/legally fragmented efforts mitigate against the creation and sustained implementation of a coherent growth management approach.
- In all probability the only factor which can guarantee the long term success of a growth management policy is a well informed and highly activist citizenry which demands nothing less of its local officials.

APPENDIX ONE

Leelanau County Comprehensive Development Plan
Citizen Advisory Committee
Trend Analysis

ECONOMIC BASE

Trends Identified

1. Taxation
Increasing taxes for less services
Common citizens moving out due to rising taxes, land values, housing.
2. Lack of Jobs.
Tourism related jobs growing "appearing" at the expense of agriculture/open space

Tourist jobs are low paying - can't support a family.

People shuttling into Traverse City for employment.
3. Higher Expectations with New Residents vs. Local Services.
4. Increased Commercialization
Tend to be tourist oriented.
5. Increasing Hostility (Polarizing groups)
6. Declining Tax Base
Peshawbestown/National Park - but it preserves open space.
7. No low income housing.
8. Recreation not generating income for \$\$ it takes to create them.

CONCLUSION: Everyone wants good jobs and large tax base but no one wants to pay for growth or reduce quality of life.

TRANSPORTATION

Trends Identified

1. Roads are problem
2. M-204, M-22, M-72
3. Volume of traffic
 - Effect on trees and shrubbery near road.
 - Traffic noise
 - Congestion
 - Parking
 - People vs. Cars
4. Trunkline development
5. Deterioration of roads - barely keeping up
6. Poor road signs.
7. Bicycling problems
 - Lots of tours
 - Few bike paths
8. Poor visibility
 - Hills
 - Curves
 - Intersections
9. Need Improved Road shoulders
10. People driving like "idiots"-traffic speed too high-may need to be reduced.
11. Need better use of public transportation.

NATURAL RESOURCES

Trends Identified:

1. Water-Lakes, streams, lakeshore, groundwater
 - Private Marinas
 - Keyhole development
 - Increased pollution
 - Lack of sewers
 - Failure to inspect septic
 - Lack of pure drinking water
 - Additional boat traffic on lakes
 - Loss of wetlands
 - Swimmers itch
 - Increased spraying
2. Open Space-Agricultural and wooded land
 - Diminishing
 - Ridge development
 - Taxation forces development
 - Commercial outgrowth from Traverse City
 - Decline in cherry farms
 - Commercial resort development.
3. Timber
4. Wildlife
5. Minerals
 - Gravel/sand
 - Increasing in number
 - Pressure from other areas.
6. Beaches
 - Greater Demand for public access
 - Less land available for access.
7. National Park
8. Island Development

SOLID WASTE MANAGEMENT

Trends Identified:

1. Disposal area is decreasing
What do you do with it?
Where will it go?
Handle on local basis or allow DNR to handle it?
2. Gas Station problems-Tri-County Health.
3. Problem with Cedar
High Water Table
4. Sewers a must
5. County Land-fill
6. Incinerator
Re-open county land fill to provide area to take the solid waste
7. Provide plan to dispose of solid waste and educate people to utilize process.
8. Provide recycling program and educational program.

WATER AND WASTE WATER

Trends Identified:

1. Increased population creating pressures on currently inadequate sewer systems.
2. Old septic systems not being replaced and updated
3. Use of lakes is increasing population and tourist use.
4. Improper use of fertilizer and pesticides by agriculture and private residences - concern
5. Ground water contamination from underground storage tanks.
Need to locate unused dump sites, etc.
6. Decreased public access to lakes (private beaches increased)
7. Increased blacktop paving related to businesses, etc.
8. Lower quality of lake water
9. Roads contributing to surface and groundwater.
10. Water quality overseer.
11. Easier to stop pollution rather than reverse (major citizen concern)
12. Prime concern in growth planning should be preserving or increasing water quality.
13. Golf courses have the potential for contamination through intensive use of fertilizers.
14. Loss of wetlands.

Good Trends:

Lots of beautiful water of generally very high quality.

COMMUNITY FACILITIES AND SERVICES

Trends Identified:

1. Recycling Programs
Hazardous Waste; Weekly Disposal
Paper and Tin Products
Old: Cars, Farm equipment, etc.
2. Public Beaches
Boat Launches
Swimming areas
Maintenance
3. Schools
Pre-schools
Head start program
4. Senior Citizen Housing
Low income housing
Aging programs, meal, social get together.
5. Transportation-more community transportation needed.
Bata Bus
6. Recreation
Parks
Public Open Space
7. Housing need for low income.
Low income housing
Rental Information
8. Emergency Services-more needed.
Police
Fire Department
Ambulances
9. Public information

INTERGOVERNMENTAL RELATIONS

Trends Identified

1. Lack of Communication between citizens/Government agencies.
2. Lack of Communication network between governments and understanding of how each government system works.
3. Lack of understanding of each government bodies roles.
4. Lack of Knowledge
5. Lack of Leadership
6. Lack of Planning
7. Lack of Knowledge
8. Lack of Harmony between government agencies
9. Feeling of Helplessness
no contact for smaller entity to hear his/her concerns
People/Authority communication is bad.
10. Missing-Lack of communication between people and those in regulatory authority. Ex. Fire Dept. vs. Building Dept.
11. Lack of communication in all levels of government

CONCLUSION: Need increased communication and the means of it between local and public/local and state/ local and federal, etc.

RECREATION

Trends Identified

1. Local people don't have access to "free" recreation.
2. Lack of public recreational space-overcrowding.
3. Destinations:
 - National Park
 - Sugar Loaf
 - Homestead
4. Major recreation:
 - Beaches
 - Picnic areas
 - Bike Paths
5. Trend toward privately owned resort areas that you pay for.
6. Tourists are using "free" areas and it makes it difficult for local people to use it.
7. Recreation and Resort
 - Golf courses-but pollution problems
 - Private ownership

CONCLUSION: Recreation is low in the ratings because it is a leisure activity. Recreation/Tourists a problem.

Resorts and other "private" recreation spots where public has to pay. Pressure on free recreation

- a. Launching sites
- b. Public access and beaches
- c. Bike paths

HOUSING TRENDS

Trends Identified:

1. Strip Development
2. Arterial Development
3. Scattered Development
4. Loss of Woods, Quality of Life
5. Loss of Traditional Landscape
6. Loss of Access to Views
7. Loss of Access to Lakes, Water Resources
8. Increase in home prices
9. Increase in Taxes
10. Fewer places to rent
11. Pressure on infrastructure: schools, roads, etc.
12. Lack of Senior Housing
13. Lack of Rentals
14. Lack of Affordable Housing
15. No sense of a plan or that planning is working.
16. Need to maintain traditional landscape.

CONCLUSION: Increased demand for housing and the impact of growth on housing threatens quality of life. General sense that there is no control/direction to mitigate the impact of the increased number of homes and task of ensuring county has a mix of housing to suit the needs of its citizens.

LAND USE PLANNING/REGULATION

Trends Identified:

1. Zoning and Regulation of land use has been insufficient.
2. Elevate zoning from townships to county.
3. Land use planning is more sophisticated today.
4. Lack of Goals
5. Agricultural Policy is not capable of preserving the open space for farms.
6. We need to develop a policy that:
 - a. Recognizes need of farmers
 - b. Develop markets, tax incentives
 - c. Meets the demands of growth
7. Increasing population puts new demands for development.
8. Low income housing insufficient, senior housing.
9. Industrial sites are scattered or non-existent.

APPENDIX TWO

Raw Data

COMBINED PARTICIPANT LIST

LEELANAU COUNTY
GROWTH MANAGEMENT FORUMS

DECEMBER 1, 1989
FEBRUARY 12 - 21, 1990

Abbott, Barbara T.
Addington, Conley
Amrhein, John
Anderlick, Emily
Attington, Marion
Avis, John*
Baldwin, Richard J.
Balesh, Ester
Ball, Jill
Bardenhagen, James V.
Bardenhagen, Gary
Barker, Keith
Barrett, Agnes H.
Beare, Joanne
Belanger, Tim
Beuerle, Amelia
Bimber, Fred
Blakely, Jana
Bolton, William
Bolton, Fern
Boone, Albert
Brach, Lynne
Brach, George
Bredehoeft, Merle**
Breederland, Mark
Bryant, Praxes
Bugai, Stephen
Bugai, Ethel
Burton, Jack**
Buta, Ruth
Callison, Tom
Carlson, Jane
Carlson, Rudolph
Carr, Jim
Carr, Sally
Chambers, Stephen*
Charter, Thelma

Cheadle, Gary A.
Christopherson, John
Cole, Lois
Cooper, Sara
Craker, Ruth
Cruden, Barbara
Curtis, Patricia
Davis, James
Davis, Hazel
Dean, Tom
Dean, Pauline
Dean, Jeanine
Dean, Albert
Deering, Phil***
Dekker, Greg
Dobson, James
Drow, Harriet
Egeler, Judy*
Egeler, Cliff
Eggert, Jim
Eggert, Jean
Eggert, Gerald
Elsenheimer, Virginia
Elsenheimer, James
Evans, Sue
Evans, Bob
Fellows, Neal
Firestone, Kathy***
Fitch, Roger H.
Flaska, Glen
Flaska, Olive
Flees, Martin
Flees, Alice
Flees, Clarissa
Francisco, Leona
Gallagher, Jack***
Ganter, Jim

Gardner, Paul
 Garthe, Sigwalda
 Garthe, Steiner
 Garwood, Peter
 Gauthier, Wilbert
 Gauthier, Glen
 Gertiser, Anne
 Gilmore, Beverly
 Gilmore, Earth B.
 Grayvold, Lena
 Halvorsen, Lars
 Hanes, Florence
 Haney, Bette
 Haney, Les
 Haney, Virginia
 Hansen, Arnold
 Harleness, Dan
 Haug, Sherry
 Headland, Carl*
 Heinz, Beverly*
 Hermann, Helen
 Hester, Marcie
 Hodoba, Clara
 Holden, Deedy
 Hominga, Al
 Hominga, Lucy
 Huck, Rick
 Hulbert, Raymond
 Jacob, Fern
 Jedena, Walter
 Jelinek, Martin
 John, Bud
 Johnson, Julius
 Jones, Bob
 Kalchik, Steve**
 Kalchik, Joan M.
 Kalchik, Elmer
 Kalchik, Ron
 Kallush, Jeri
 Kasben, John
 Kellogg, Ruth N.
 Kelly, Tom
 Kiessel, Rita
 Kiessel, Frank
 Kimmerly, Gert
 King, Greg
 Kirt, Mildred
 Korson, Blaise
 Kronk, Mike
 Kruch, Chuck
 Krupa, Phil
 Krupa, Alice

Lambkin, Cathy
 Lanham, Fred Jr.
 Larsen, Richard
 LaValley, Pete
 Leighton, Galen
 Lindley, Mary
 Lindley, Ralph
 Long, Buzz
 Loreto, Phil J.
 Loreto, Dee D.
 Lund, Earl
 Mace, Penny
 MacLellan, Dana**
 Massaroni, Jim
 Mateer, Norma
 Mateer, Bill**
 Mawby, Lawrence*
 McGettrick, John*
 McGovern, Jim
 McKay, George
 McKay, Wendy
 McKay, Stafford
 McNeil, Ethel
 McNeil, Gerald
 McNeil, Elinor
 Mead, Prudence P.
 Melichar, Fern
 Mikowski, Steve
 Mikowski, MaryLou
 Millard, Bob
 Millard, Sunny
 Miller, Phyllis
 Miser, Don
 Miser, Loretta
 Mitchell, Don***
 Mobley, Jack*
 Monstrey, Dave L.*
 Mork, Otto***
 Naymick, John
 Newman, Mary
 Nielsen, Walt
 Nielsen, Karen*
 Nims, Margaret
 Nims, Richard
 Noonan, Glen*
 Noonan, Roger
 Nordfjord, Anita
 Nowicki, Leota
 O'Brien, Bill
 O'Grady, Jack
 Pardee, Pauline
 Parker, Ida

Peplinski, Selma
 Peschel, Sandra L.
 Plamondon, Daniel
 Pleva, Matilda
 Pleva, Joyce
 Pleva, Leonard
 Popp, Loretta
 Popp, Clarence
 Porter, Marie
 Posner, Matthew
 Power, Margot**
 Price, Brian
 Priest, Beatrice
 Putnam, John
 Rauch, Daniel
 Ray, Eleanor
 Raz, John
 Reincke, Walter
 Reincke, Marjorie
 Rhoads, Ronald G.
 Rhoads, Glen I.
 Richards, Paul
 Rieske, Niel
 Rockershousen, John**
 Rogers, Charlene
 Ryan, Martha
 Sanborn, Harry
 Schaub, Norbert
 Scherf, Jim
 Scherf, Betty
 Schindler, Kurt
 Schlee, Ted
 Schopieray, Kim*
 Scott, Bob
 Scott, Larry
 Sheridan, Mary
 Shimek, Tom
 Shugart, Ken
 Smiley, Steven B.
 Smith, Mary
 Smith, Craig
 Smith, Tony
 Smith, Derith A.*
 Snyder, Ralph E.
 Spinniken, Robert
 Stanek, John D.***
 Stebbins, Susan
 Steffens, Rosie
 Stetz, Dorothy
 Stetz, John
 Sutton, Gertrude
 Swartz, Don

Takayama, Mitsume*
 Takayama, Phyllis
 Thiel, Phil
 Thornberry, Kathryn
 Tietze, Ray
 Treat, Jim
 Turner, Kathy
 Vandeburg, Mike
 VanderLinde, Pam
 VanRaalte, John P.*
 VanRaalte, John D.
 VanTholen, John
 VanZoeren, Tom*
 Verdier, Lawrence**
 Viskochil, David*
 Walker, Roger
 Walters, D.
 Walters, Pauline
 Ware, Barbara
 Wason, Joan
 Wason, Dick
 Watkins, John
 Watkins, Jean
 Watson, K.
 Weatherbee, Jim
 Werner, Midge
 Whitfield, Ben*
 Wichern, Lucille
 Wilbur, Ruth
 Williams, Roger
 Wilson, Richard*
 Wood, Elaine
 Woods, Joan
 Wunderlich, Wayne
 Wyatt, Wendy
 Wyatt Fellows, Deb
 Youker, Jean
 Zeits, Dorothy
 Zientek, Anna

* Denotes Citizen Advisory Committee Members

** Denotes Leelanau County Planning Commission Members

*** Denotes Leelanau County Board of Commissioners Members

**LEELANAU COUNTY COMPREHENSIVE PLAN
GROWTH MANAGEMENT FORUM**

BUSINESS AND INDUSTRY

CO-SPONSOR: LEELANAU COUNTY CHAMBER OF COMMERCE

Leland Fire Hall
12 February 1990

Facilitator - George McKay, Former Executive Director
of the Leelanau County Chamber of Commerce

ATTENDANCE LIST

Penny Mace	Jim Massaroni
Jim McGovern	Martha Ryan
Margot Power*	Roger Walker
Roger H. Fitch	Robert Spinniken
Bill Mateer*	Walter Jedena
Daniel Rauch	Barbara T. Abbott
Helen Hermann	Phil Krupa
Alice Krupa	David Viskochil*
Wayne Wunderlich	John D. VanRaalte
Phil Deering*	Dave L. Monstrey*
Richard Nims	Margaret Nims
Larry Scott	Ruth Buta
Wendy McKay	Stafford McKay
Prudence P. Mead	John P. VanRaalte*
John Watkins	Jean Watkins
Bob Millard	Sunny Millard
Marcie Hester	Lawrence Verdier
Marie Porter	Wendy Wyatt
George Brach	Barbara Cruden
John VanTholen	

* Denotes Citizen Advisory Committee Members

Staff: T. Dolehanty, D. Beard

IS LEELANAU COUNTY CHANGING AS A RESULT OF GROWTH?

YES X NO

HOW?

1. Traffic/Parking
2. Pollution
3. Sewer Lines
4. Crime
5. Tax Assessment (property)
6. School Crowding/Consolidation
7. Decrease in Agricultural Land
8. Services (expensive) police, etc.

WHERE ARE GROWTH CHANGES TAKING PLACE IN LEELANAU COUNTY?

1. Along the lake
2. Elmwood Township
3. Along main trunklines
4. Recreational areas (Sugarloaf, Homestead, etc)
5. 15 mile radius from Traverse City
6. Hilltops/View Property
7. Extended use of Seasonal dwellings (condos)
8. Increase in Native Americans

ARE THERE PROBLEMS ASSOCIATED WITH THIS NEW GROWTH?

YES X NO

WHAT ARE THEY?

1. Pollution
2. Waste Disposal
3. Traffic (Maple decline)
4. Education (overcrowding in schools)
5. Increased Property taxes (Assessed Valuation)
6. Population Densities
7. Increased pressure for commercial zoning
8. Lack of wildlife habitat
9. Fire/Rescue Services (Volunteers)
10. Access to Property (No trespassing)
11. Lack of "accessible" woods

WHERE ARE THESE PROBLEMS ASSOCIATED WITH GROWTH LOCATED?

1. Lakeshore (all)
2. Villages
3. Traverse City area
4. Access to and from main roads
5. Solid Waste Disposal Areas
6. Agricultural Areas

WHAT ARE THE CAUSES OF THESE PROBLEMS?

1. People
2. Lack of good zoning/planning
3. Attitude
4. Personal Mobility (Automobile)
5. Commercialism
6. Leadership (Lack/Quality of)
7. Lack of Knowledge (Education)
8. Standard of Living

ARE YOU CONCERNED?

YES X NO

WHY?

1. Quality of Life
2. Natural Setting
3. Feeling of Helplessness to stop growth rate
4. Health
5. Cost of Solving Problems
6. Future Generations
7. Loss of Fruit Growing Land

**LEELANAU COUNTY COMPREHENSIVE PLAN
GROWTH MANAGEMENT FORUM**

ENVIRONMENTAL INTERESTS

CO-SPONSOR: NORTHERN MICHIGAN ENVIRONMENTAL ACTION COUNCIL

Empire Township Hall
14 February 1990

Facilitator - Mark Breederland, Environmental Programs Coordinator
Northwest Michigan Council of Governments

ATTENDANCE LIST

D. Walters	Susan Stebbins
K. Watson	Karen Nielsen*
Fred Bimber	Walt Nielsen
Phil Thiel	Cathy Lambkin
Chuck Kruch	Matthew Posner
Bud John	Beverly Gilmore
Barbara Were	Dick Wason
Joan Wason	Bob Scott
Jeanine Dean	Tom Dean
Bob Jones	Lynne Brach
Dan Harleness	Brian Price
Pete LaValley	Jeri Kallush
Greg Dekker	John P. VanRaalte*
Deedy Holden	Steven B. Smiley
William Bolton	Phil Deering*
Dana MacLellan	Mike Vandeburg
Joyce Pleva	

* Denotes Citizen Advisory Committee Members

Staff: T. Dolehanty, T. Galla, D. Beard

IS LEELANAU COUNTY CHANGING AS A RESULT OF GROWTH?

YES X NO

HOW?

1. Decrease in buildable/developable land
2. Increase in Condo development
3. Aesthetics
4. "Strip" residential development
5. Waterfront development increase
6. Decrease in Recreational Beaches
7. Keyholing
8. Pressure on Natural Features
9. "Expensive" county (taxes)
10. Deteriorating Roads
11. Hostilities between "developers" and "environmentalists"
12. Loss of Farmland
13. Bicycle Tours (too many)
14. More "bedroom" for Traverse City than Leelanau
15. Pollution (Landfills)
16. More Transient Residents
17. More Commercial Exposure (Sleeping Bear Dunes, National Lakeshore, Homestead, etc.)
18. Crime Rate and Variety
19. Decline in water resources
20. Hardship on Volunteer Fire Department and Rescue

WHERE ARE GROWTH CHANGES TAKING PLACE IN LEELANAU COUNTY?

1. All waterfront
2. Commercial resorts
3. Scenic View Property
4. Along major roads to Traverse City (all roads)
5. Along Park Boundaries
6. Islands
7. Peshawbestown
8. Village Business District
9. Decline in areas (Cedar)
10. Public Beaches/Boat Accesses

ARE THERE PROBLEMS ASSOCIATED WITH THIS NEW GROWTH?

YES X NO

WHAT ARE THEY?

1. Destruction of Environment
2. Infrastructure
3. Ground/Surface Water Quality
4. Employment (wages)
5. Traffic (M-22 specifically)
6. Taxation
7. Service decline
8. Lack of Planning
9. Loss of Farmland
10. Waste Disposal
11. Hostilities/Conflict
12. Character of Environment
13. Affordable Housing
14. Lack of Recreational Space (Public Lands)
15. School overcrowding
16. Decrease in the "Quality of Life"

WHERE ARE THESE PROBLEMS ASSOCIATED WITH GROWTH LOCATED?

1. Zoning Boards/Boards of Appeals
2. Township Governments
3. Expanding Commercial Resorts
4. "Cashing In" on property (keyholing)
5. Lakes/Shorelines
6. Declining Cherry Farms

WHAT ARE THE CAUSES OF THESE PROBLEMS?

1. Large Resorts replacing smaller ones
2. Greed
3. Inadequate zoning enforcement and inconsistent zoning
4. Taxation without representation (Summer residents are unable to "speak" or be heard)
5. Higher Assessments without increase in service
6. Quality of Life
7. Technological Advances
8. Second Home "tax break"
9. Rented second homes
10. Consistent Transient Population
11. Inability to address the problems associated with consistent transient population.
12. Individual Growth Control
13. "Heavy" tourist season
14. Water Quality - no county policy to deal with sanitary codes
15. Loss of wetlands
16. Golf courses.

ARE YOU CONCERNED?

YES X NO

WHY?

1. Aesthetics
2. Water Quality
3. Air Quality
4. Noise Pollution
5. Light Pollution
6. Public Safety
7. Local Government Not Hearing Citizens
8. Public Health
9. Developers with political connections
10. Economic Base (Need more Diversity in case the Services-our largest area-falls apart)
11. Unwillingness to "share" Leelanau County.

LEELANAU COUNTY COMPREHENSIVE PLAN
GROWTH MANAGEMENT FORUM

AGRICULTURAL INTERESTS

CO-SPONSOR: LEELANAU COUNTY COOPERATIVE EXTENSION SERVICE

Elmwood Township Center
19 February 1990

Facilitator - J. Bardenhagen, Cooperative Extension Director

ATTENDANCE LIST

Judy Egeler*	Jack Burton*
Steve Kalchik*	Gerald Eggert
Jean Eggert	Karen Nielsen*
Bill Mateer*	Norma Mateer
John Amrhein	Ronald G. Rhoads
Buzz Long	Lars Halvorsen
Glenn I. Rhoads	Marty Jelinek
Martin Jelinek	Tom VanZoeren*
Blaise Korson	Elmer Kalchik
Glen Noonan*	Sally Carr
Jim Carr	Mary Smith
Tony Smith	Ken Shugart
Daniel Plamondon	Tom Callison
Tim Belanger	Keith Barker
Margot Power*	David Viskochil*
Jack Gallagher*	

* Denotes Citizen Advisory Committee Members

Staff: T. Galla, T. Dolehanty

IS LEELANAU COUNTY CHANGING AS A RESULT OF GROWTH?

YES X NO

HOW?

1. Traffic
2. Road Maintenance
3. Cost of Services (police)
4. Property Tax Increases
5. Overcrowded Schools
6. Increased Revenue Base
7. More Solid Waste
8. Water Quality
9. Pressure on Agriculture (sprays, smell, noise)
10. Conflict within Interest Groups
11. Pressure for more building
12. Increased Property Values
13. Groundwater Contamination
14. Lower Unemployment-(Lower than 30 years ago, more tourists bring more jobs to the area)
15. Increase in Land sold "out of" agriculture

WHERE ARE GROWTH CHANGES TAKING PLACE IN LEELANAU COUNTY?

1. Lakeshore (Inland and Great Lakes)
2. View Property
3. Indian Reservation
4. Close proximity to Traverse City
5. Suttons Bay Area
6. M-22 Corridor
7. Sleeping Bear Park and Fringe Areas
8. Within individual School Districts
9. Resorts/Developed Areas (Homestead, Ford Road)

ARE THERE PROBLEMS ASSOCIATED WITH THIS NEW GROWTH?

YES X NO

WHAT ARE THEY?

1. Sewage
2. Water
3. Fire Protection
4. Roads
5. Schools
6. Police Protection
7. Traffic
8. Full Jail
9. Loss of Scenic Views
10. Quality of Water around Lakes
11. Recreation (too many boats)
12. Cost of Housing
13. Below average wage (not enough to afford home, especially 1st home)
14. Solid waste
15. Conflicts between land owners and "trespassers"
16. "Opportunity" to sell farm land
17. Conflicts between agricultural uses and neighboring population
18. Lack of understanding of agriculture
19. Increase in crime

WHERE ARE THESE PROBLEMS ASSOCIATED WITH GROWTH LOCATED?

1. Along Road System (trunklines)
2. Greilickville (water quality), Cedar
3. Lake Leelanau
4. Leland
5. All inland lakes
6. Schools (National Park and Indian Reservation - tax loss)
7. "General" County
8. All shoreline (water quality)
9. Suttons Bay (scenic views)
10. Housing costs are worse in northern areas of the county-increased cost for building.

WHAT ARE THE CAUSES OF THESE PROBLEMS?

1. Increased Population (People)
2. Lack of "education" related to some problems
3. Increased population density around lakes
4. Wider use of recreation lands
5. Increased population density per acre
6. Zoning and variances
7. Lack of policy guidelines
8. "Lagging" infrastructure-way behind growth
9. Residential "sprawl"

ARE YOU CONCERNED?

YES X NO _____

WHY?

1. Difficulty in reversing water quality problems
2. Loss of fruit growing lands unique to Leelanau (general Agriculture)
3. Prime agricultural land should be protected over marginal agricultural land
4. Loss of wetlands
5. Agriculture paying larger share of taxes
6. Tourism should pay larger share for services provided
7. Proportion of tourist \$\$ not returning to Leelanau County
8. Zoning Problems - "taking away" choices
9. Taxes vs. Income for cherry processing (no breaks for processors)
10. Cost of services increasing over income.
11. Taxing at "potential use" instead of "current use".
12. Willingness to pay for development rights on "open space"
13. Buffering between Agriculture uses and residential uses (county wide)
14. "Onus"(burden) moved from Agricultural land to Residential land
15. Loss of processors due to over-regulation
16. Making Agriculture viable.

**LEELANAU COUNTY COMPREHENSIVE PLAN
GROWTH MANAGEMENT FORUM**

LOCAL GOVERNMENT OFFICIALS

**CO-SPONSOR: LEELANAU COUNTY CHAPTER OF THE
MICHIGAN TOWNSHIPS ASSOCIATION**

Bingham Schoolhouse
20 February 1990

Facilitator - Elaine Wood, Deputy Director
Northwest Michigan Council of Governments

ATTENDANCE LIST

Lois Cole	Paul Gardner
Sandra L. Peschel*	Harry Sanborn
Merle Bredehoeft	Gary Bardenhagen
Kim Schopieray*	Phil Deering*
John Raz	Bob Scott
Joan Woods	John McGettrick*
Midge Werner	Jim Eggert
Albert Boone	Janna Blakely
Pauline Walters	Cliff Egeler
Paul Richards	John Naymick
John D. Stanek	Bill O'Brien

* Denotes Citizen Advisory Committee Members

Staff: T. Dolehanty, T. Galla

IS LEELANAU COUNTY CHANGING AS A RESULT OF GROWTH?

YES X NO

HOW?

1. Crowded Schools
2. Traffic
3. Parking
4. Pole Buildings
5. Less Open Space
6. More Commercialization
7. Tourism
8. Strip Development
9. Condominiums
10. Less Water Frontage
11. Contaminated Water
12. Average Worker driven to center of County

WHERE ARE GROWTH CHANGES TAKING PLACE IN LEELANAU COUNTY?

1. M-22 Corridor
2. M-72 Corridor
3. Along Lakeshores
4. In Villages
5. View Properties

ARE THERE PROBLEMS ASSOCIATED WITH THIS NEW GROWTH?

YES X NO

WHAT ARE THEY?

1. Traffic Congestion
2. Overcrowded Schools
3. Lack of Sewer/Water service
4. Lack of Jobs
5. Shortened Landfill Life
6. Poor Road System
7. Decreasing water quality
8. Demands on township/government officials
9. Funding for services
10. Failing zoning
11. "Downstate" expectations

WHERE ARE THESE PROBLEMS ASSOCIATED WITH GROWTH LOCATED?

1. In Schools
2. Along Highway Corridors
3. Lakeshores
4. Villages
5. Areas adjacent to Traverse City
6. General Road System
7. Agricultural Lands
8. Descending-Lake property sold first-then view property-then agricultural land
9. Less populated areas supporting services for more populated areas.
10. Surface water (Lakes)
11. Air/Noise Pollution
12. Light Pollution

WHAT ARE THE CAUSES OF THESE PROBLEMS?

1. Increased Population
2. Economic Growth
3. Increased Tourism
4. Agricultural Problems
5. Diversity of Expectations ("Big City" Paradigms)
6. Economic Shifts
7. Traverse City Growth
8. "Crisis" management (reactive)
9. Poor Planning ("deferred" issues)
10. Government Duplication/Shuffling
uncertainty of roles
11. State Statute Limitations
12. Large Seasonal Population

ARE YOU CONCERNED?

YES X NO

WHY?

1. We live here.
2. Escalating Property Values
3. Declining Quality of Life
4. Difficulty Controlling Growth at Large Scale
5. No "community Design" standards (including aesthetics, landscaping)
6. Rate of Growth - little time to react/ or keep up
7. Lack of jobs (above minimum average)
8. Higher crime rate
9. Protection of Agricultural land/Open land
10. Diversity of Attitude (close the door vs. more jobs)
11. Demand on Services (Fire Department, etc.)
12. Costs associated with growth
13. Inability to "catch up" with costs
14. Demand on schools
15. Changing values
16. Loss of "small town" atmosphere
17. Lack of "expertise" on planning commissions
18. Lack of public participation
19. Need for education/public input

LEELANAU COUNTY COMPREHENSIVE PLAN
GROWTH MANAGEMENT FORUM

GENERAL PUBLIC

CO-SPONSOR: LEELANAU CONSERVANCY

Omena Fire Hall
21 February 1990

Facilitator - Brian Price, Manager of Leelanau Conservancy

ATTENDANCE LIST

Craig S. Smith
Steve Mikowski
Joan M. Kalchik
Tom Smith
Norbert Schaub
Kathy Turner
Wendy Wyatt
Tom Kelly
Dick Wilson*
Kathy Craker Firestone

Bev Heinz*
MaryLou Mikowski
Gary A. Cheadle
Mary Smith
Carl Headland*
Deb Wyatt Fellows
Neal Fellows
Earl B. Gilmore
David Viskochil*
John Putnam

* Denotes Citizen Advisory Committee Members

Staff: T. Dolehanty, D. Beard

IS LEELANAU COUNTY CHANGING AS A RESULT OF GROWTH?

YES X NO

HOW?

1. Too Many People
2. Diversity of People
3. Traffic Problems
4. Higher Taxes
5. Subdivisions
6. "Fancy" Home Development
7. Polluted Lakes
8. Light Pollution
9. Lack of Access to Private Land
10. Parking Problems
11. Pedestrian Problems
12. "Planning" Need
13. Groundwater Pollution

WHERE ARE GROWTH CHANGES TAKING PLACE IN LEELANAU COUNTY?

1. M-204
2. Lakeshores
3. View Property
4. M-72 (Commercial Development)
5. County Road 641-Bingham
6. Greilickville
7. M-22 Corridor (Traverse City to Suttons Bay)
8. Peshawbestown
9. Suttons Bay (South)
10. Harbors/Marinas
11. Leland
12. Golf Courses

ARE THERE PROBLEMS ASSOCIATED WITH THIS NEW GROWTH?

YES X NO

WHAT ARE THEY?

1. Loss of "View"
2. Loss of aesthetic quality
3. Noise
4. Providing Services (emergency services, etc.)
5. New utilities
6. Security
7. Loss of Agricultural Land
8. Income Gap
9. Deteriorating Roads
10. Pressure to build outside of villages (spillover; leap frogging, Etc)
11. Pressure on Schools
12. Pollution
13. Solid Waste Disposal
14. Sewer Systems
15. Conflict between Agriculture and Development
16. Conflicting use of roadways
17. Increasing taxes
18. Loss of tax base (NPS)
19. Lower paying jobs
20. Surface water quality/risks
21. Use of waterways

WHERE ARE THESE PROBLEMS ASSOCIATED WITH GROWTH LOCATED?

1. Lakeshores
2. Highway Corridors
3. Organizational ability/ability of government to handle issues
4. Concentration on "high profile" projects
5. Competing values
6. Affordable Housing
7. Cost of living due to in-migration
8. Intense development caused by high property values
9. Failure to support agriculture
10. Forces "external" to Leelanau County

WHAT ARE THE CAUSES OF THESE PROBLEMS?

1. External Forces
2. Low prices for farm commodities
3. Lack of sophistication at township level (ability to see choices)
4. Lack of public involvement
5. "Piecemeal" growth decisions (short-range planning)
6. Limited Resources at the township level
7. Failure to understand zoning situation
8. Lack of overall goals (growth rate, etc.)
9. Lack of coordination (shared goals)
10. Inflexible zoning
11. Unequal representation on zoning board
12. No "value consensus" within the county
13. Refusal to recognize that "build-out" can happen

ARE YOU CONCERNED?

YES X NO

WHY?

1. Don't want Leelanau County to become like other areas (Door County, Petoskey)
2. Area's beauty attracting more people
3. Infrastructure bringing more development
4. Lack of understanding of how development occurs (reaction to obvious change only)
5. No physical "model plan"
6. Lack of a "Land Ethic"
7. Keep current aesthetic values without pricing ourselves out.
8. Capability to implement stated goals

LEELANAU COUNTY COMPREHENSIVE PLAN
GROWTH MANAGEMENT MINI-FORUM

SENIOR CITIZEN MEAL SITE #1

Lake Leelanau Fire Hall Station
12 February 1990

ATTENDANCE LIST

Elinor McNeil
Gerald McNeil
Ethel McNeil
Harriet Drow
Glen Gauthier
Lucy Hominga

Gen Gauthier
Wilbert Gauthier
Dorothy Zeits
Mildred Kirt
Rosie Steffens
Al Hominga

Staff: T. Dolehanty, T. Galla

IS LEELANAU COUNTY CHANGING AS A RESULT OF GROWTH?

YES ☒ NO ☐

HOW?

1. More Businesses
2. Lots of residential homes on roads
3. Traffic
4. Condition of roads
5. Less Farmland
6. Waste Management/disposal/recycling
7. Wetland issues and environmental issues
8. Need for Senior Citizen Housing AND affordable housing for everyone

WHERE ARE GROWTH CHANGES TAKING PLACE IN LEELANAU COUNTY?

1. Orchards
2. Along M-22 and M-72
3. Schools - overpopulation/consolidation
4. Recreational facilities are in greater demand

ARE THERE PROBLEMS ASSOCIATED WITH THIS NEW GROWTH?

YES ☒ NO ☐

WHAT ARE THEY?

1. Traffic
2. Sewage
3. Increase in Taxes
4. Drugs/Crime/Violence

WHERE ARE THESE PROBLEMS ASSOCIATED WITH GROWTH LOCATED?

1. Parking
2. Pedestrians
3. Bicyclists on secondary roads
4. M-22 and Greilickville
5. Suttons Bay

WHAT ARE THE CAUSES OF THESE PROBLEMS?

1. People
2. Traffic - amount of vehicles on the road
3. Traffic - Service trucks on the road
4. Traffic - Recreational vehicles

ARE YOU CONCERNED?

YES X NO _____

WHY?

1. Septics close to the lake, creeks, etc.
2. Quality of Life
3. Big Developments
4. Need more jobs that pay a decent wage
5. Drugs and Crime
6. Increased taxation - will push the native out of the county.
7. Concern of where their tax \$\$ are going.

LEEELANAU COUNTY COMPREHENSIVE PLAN
GROWTH MANAGEMENT MINI-FORUM

SENIOR CITIZEN MEAL SITE #2

Cedar-Maple City Lions Club
14 February 1990

ATTENDANCE LIST

Praxes Bryant	Anna Zientek
Pauline Dean	Albert Dean
Martin Flees	Alice Flees
Ethel Bugai	Stephen Bugai
Ester Balesh	Dorothy Stetz
John Stetz	Fern Melichar
Dorothy Zeits	Kathryn Thornberry
Earl Lund	Virginia Haney
Glen Flaska	Loretta Miser*Mail Results
Don Miser	Leonard Pleva
Matilda Pleva	Phyllis Miller
Olive Flaska	Lucille Wichern
Virginia Elsenheimer	James Elsenheimer
Selma Peplinski	Jack O'Grady
Ruth Craker	Mary Sheridan
Hazel Davis	James Davis
Raymond Hulbert	Pauline Pardee

Staff: T. Dolehanty, T. Galla

IS LEELANAU COUNTY CHANGING AS A RESULT OF GROWTH?

YES X NO

HOW?

1. Population
2. More Building
3. More pollution
4. "Big City" expectations
5. Increasing taxes (too high) (schools, etc)
6. Overpopulating Schools
7. Road conditions (maintenance, right-of-way, etc.)

WHERE ARE GROWTH CHANGES TAKING PLACE IN LEELANAU COUNTY?

1. Maple City, Cedar
2. Elmwood Township
3. Traverse Lake
4. Farm "fringe" areas (subdivisions near farms)

ARE THERE PROBLEMS ASSOCIATED WITH THIS NEW GROWTH?

YES X NO

WHAT ARE THEY?

1. Traffic (roads)
2. Lake use (traffic)
3. Bikes; snow machine use
4. Trespassing by bikes, snowmobiles
5. Unequal Zoning Enforcement
6. Solid Waste Disposal (Increase in recycling)
7. Road conditions
8. Need for affordable housing

WHERE ARE THESE PROBLEMS ASSOCIATED WITH GROWTH LOCATED?

1. Greilickville
2. M-72
3. M-22
4. County Road 616 and M-72
5. County Road 614 and Cherry Bend Rd. Corridor
6. Cedar area - truck traffic
7. Supply trucks near stores (loading)
8. County Road 651 and 616 South of Cedar
9. Septic tanks near water
10. Drinking water wells
11. Bicycle traffic on roads
12. Expanding area without parking
13. Possible "Tourist Train"

WHAT ARE THE CAUSES OF THESE PROBLEMS?

1. Population/people
2. Desire to be Rich - more businesses, etc.
3. Tourists
4. Conventions (promotion)
5. Special Events
6. Recreation Opportunities

ARE YOU CONCERNED?

YES X NO

WHY?

1. Live Here
2. Don't want people "close"
3. Increase - cost of living
4. Increase - crime
5. Increase - taxes
6. Unsafe Roads (intersections, curves, etc)
7. Speed on Roads
8. Sanitation
9. Pollution (Ground water, septic, etc)

LEELANAU COUNTY COMPREHENSIVE PLAN
GROWTH MANAGEMENT MINI-FORUM

SENIOR CITIZEN MEAL SITE #3

Suttons Bay Fire Hall
16 February 1990

ATTENDANCE LIST

Agnes H. Barrett
Jim Scherf
Rita Kiessel
Beatrice Priest
Amelia Beuerle
Lena Grayvold
Dorothy Zeits
Ralph Lindley
Walter Reincke
Jean Youker

Betty Scherf
Frank Kiessel
Fern Jacob
Anita Nordfjord
Clara Hodoba
Julius Johnson
James Dobson
Mary Lindley
Marjorie Reincke

Staff: T. Dolehanty, T. Galla

IS LEELANAU COUNTY CHANGING AS A RESULT OF GROWTH?

YES X NO

HOW?

1. More Children in School
2. More Traffic
3. Higher Taxes
4. More Crime
5. More Golf Courses
6. More Homes
7. Less Jobs
8. Less Farming
9. More Pollution
10. Fewer places to "rent"

WHERE ARE GROWTH CHANGES TAKING PLACE IN LEELANAU COUNTY?

1. Rural Areas
2. Along the Lakes
3. In Villages
4. Along Main Highways
5. In the "High Hills" (more houses)
6. Wooded Areas (more development and cutting down of woods)
7. School Buildings (additions)

ARE THERE PROBLEMS ASSOCIATED WITH THIS NEW GROWTH?

YES X NO

WHAT ARE THEY?

1. More accidents on roads
2. More "Dope"
3. Less Medical Help
4. Fewer places available to Seniors
5. Fewer meeting places for everyone
6. Increased Crime
7. Increased Valuation of Homes

WHERE ARE THESE PROBLEMS ASSOCIATED WITH GROWTH LOCATED?

1. Suttons Bay
2. M-22, M-204, Cherry Bend Road
3. Rural Areas
4. Elmwood/Bingham Townships
5. Lakes
6. School Overcrowding

WHAT ARE THE CAUSES OF THESE PROBLEMS?

1. Population Increase
2. Drugs
3. People Living Longer
4. Tourists
5. Higher "Cost of living"
6. High prices paid for land/homes

ARE YOU CONCERNED?

YES X NO

WHY?

1. Wonder where it will all end!
2. Increased "Cost of Living"
3. Increasing needs of Senior Citizens
4. What cost will it be to our children?
5. How do we get growth under control?
6. Public Health Conditions
7. Lack of Jobs
8. Air Pollution (Sprays, Pesticides, etc)
9. Traffic Conditions
10. Less Farm Land/Increase in Food Costs
11. Loss of Farm Labor
12. Groundwater

**LEELANAU COUNTY COMPREHENSIVE PLAN
GROWTH MANAGEMENT MINI-FORUM**

SENIOR CITIZEN MEAL SITE #4

Empire Township Hall
20 February 1990

ATTENDANCE LIST

Emily Anderlick	Eleanor Ray
Arnold Hansen	Richard Larsen
Bette Haney	Les Haney
Leota Nowicki	Conley Addington
Fern Bolton	Marion Attington
Sara Cooper	Jim Treat
Gertrude Sutton	Bob Evans
Sue Evans	Ray Tietze
Pauline Pardee	

Staff: T. Dolehanty, T. Galla

IS LEELANAU COUNTY CHANGING AS A RESULT OF GROWTH?

YES X NO

HOW?

1. Young people leaving the area for job opportunities
2. "Resort" or "Retirement" building
3. "Affluent" people buying land; increasing taxes and property values (causes residents to move out)
4. Low wages and high taxes (combined)
5. Higher cost of living
6. Less "service" from taxes
7. Increase in resort jobs (seasonal)

WHERE ARE GROWTH CHANGES TAKING PLACE IN LEELANAU COUNTY?

1. Along the Lakes (Inland and Great Lake)
2. Lake Access
3. Multi-family areas (Condos, apartments, etc)
4. Park Service (reducing development)
5. Near Schools

ARE THERE PROBLEMS ASSOCIATED WITH THIS NEW GROWTH?

YES X NO

WHAT ARE THEY?

1. Zoning/Planning at local level
2. Inadequate Public Transportation
3. Sewer system (lack of)
4. Surface Water Pollution/runoff
5. No septic tank inspections
6. Traffic
7. "Scattered" development
8. No "bike paths" along roads/bike tours
9. Parking

WHERE ARE THESE PROBLEMS ASSOCIATED WITH GROWTH LOCATED?

1. M-22 (Empire to Leland) (Park Area) (Glen Arbor)
2. Along the Lakes
3. Village areas
4. 616 and 675 (Burdickville)
5. Old Settlers Park area

WHAT ARE THE CAUSES OF THESE PROBLEMS?

1. County Government
2. Lack of Planning
3. "Special Interests" controlling local boards
4. Apathy (lack of interest)
5. People afraid to voice opinions
6. Lack of "meeting notice"; lack of publicity
6. Lack of "subject matter" notice, type is too small
7. Human Nature
8. Lack of "tourist direction" (to water access, local stores, etc)
9. Inconvenience to local residents

ARE YOU CONCERNED?

YES X NO

WHY?

1. Pollution
2. Lake use by large boats
3. "Affluent" buying land forcing increased taxes and assessment
4. Property damage/vandalism
5. Increased Traffic
6. Drug Use
7. Lack of public protection
8. Public use of "dangerous" areas (North Bar Lake)
9. Affordable Housing for Senior Citizens - individual units
10. Better Animal Control
11. Parking
12. Disregard for private property
13. Lack of posted deer crossing areas

**LEELANAU COUNTY COMPREHENSIVE PLAN
GROWTH MANAGEMENT MINI-FORUM**

SENIOR CITIZEN MEAL SITE #5

**Trinity Lutheran Church-Northport
22 February 1990**

ATTENDANCE LIST

Clarissa Flees
Loretta Popp
John Christopherson
Ralph E. Snyder
Steiner Garthe
Dee D. Loreto
Florence Hanes
Charlene Rogers
Jane Carlson
Ida Parker

Clarence Popp
Ruth N. Kellogg
Gert Kimmerly
Sigwalda Garthe
Phil J. Loreto
Thelma Charter
Leona Francisco
Rudolph Carlson
Dorothy Zeits
Sherry Haug

Staff: T. Galla

IS LEELANAU COUNTY CHANGING AS A RESULT OF GROWTH?

YES X NO

HOW?

1. Too many people
2. Traffic
3. "City People" wanting the same services in Leelanau County
4. Don't want to smell agriculture, sprays, etc...
5. Wear and tear on roads
6. "Fencing" off of property by new owners and too many "no trespassing" signs
7. Increasing Crime
8. Drugs
9. Overcrowded Schools in some locations and decreasing in others
10. "Attraction" of recreational activities brings more people

WHERE ARE GROWTH CHANGES TAKING PLACE IN LEELANAU COUNTY?

1. Suttons Bay
2. Southern 1/2 of County
3. Elmwood Township
4. Leelanau Memorial Hospital
5. Lakeshores - no property for sale
6. Leelanau Township - decrease in population
7. Homestead

ARE THERE PROBLEMS ASSOCIATED WITH THIS NEW GROWTH?

YES X NO

WHAT ARE THEY?

1. Need more nice restaurants year-round
2. Need light industry
3. Inadequate facilities
4. Low income housing is needed in concentrated, not scattered, areas.
5. Low wage scale
6. A monopoly on costs in the area (Ex. Limited gas stations and grocery stores so they charge high prices. Limited full-service stations for elderly)
7. A monopoly on costs for air travel
8. "Cost of Living" too high - prices aimed at resorters.
9. Increase in taxes
10. Money earned in the county goes to Traverse City or other areas and doesn't find its way back.
11. Money spent for food and clothing is spent in other counties.

WHERE ARE THESE PROBLEMS ASSOCIATED WITH GROWTH LOCATED?

1. Village of Northport
2. Schools
3. Hospital
4. Churches-low enrollment and support
5. Sewers
6. Fire and Police Protection
7. M-22
8. M-72

WHAT ARE THE CAUSES OF THESE PROBLEMS?

1. Losing our children - moving out of area to make a living.
2. Excessive cost of property
3. Limited property to buy
4. Increase in taxes
5. Elected officials - change them
6. No affordable recreation for all ages in the county - insurance liability for recreation areas (Ex. Northport ski area, etc) is too high.
7. Can't pay for people to service recreation areas-low wages (Ex. lifeguards at Northport beaches).
8. Tourists don't "leave" money in the county
9. Tourists using roads and facilities
10. "Window shopping" by tourists vs. "Buying"

ARE YOU CONCERNED?

YES X NO

WHY?

1. This is our home.
2. We want to keep the area beautiful
3. "Locals" bring some problems onto themselves by not helping tourists.
4. Water Quality
5. Development
6. Destroying natural environment
7. Wetlands
8. Buying up hills-losing scenic areas
9. "City people" expectations.
10. Roads will be inadequate and we won't be able to maintain them.
11. "Porsche races" in Northport, and inadequate bicycle paths
12. Big events cost the local community - don't make that much money from the tourists.
13. County does not consider welfare of Senior Citizens compared to other county areas. Need for more Senior Citizens Centers
14. Seniors moving in are "well to do" and county doesn't recognize local seniors who need help.
15. Senior Housing is needed.
16. Need to bring money back into Leelanau County.

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